

General Warranty Deed

Date: April 14, 2022

Grantor: GRC DALLAS HOMES, LLC

Grantor's Mailing Address: 13220 Beach Club Rd., The Colony, Texas 75056

Grantee: Ryan Rouz

Grantee's Mailing Address: 1111 S. Akard St. #405
Dallas, TX 75215

Consideration: Paid off promissory note to Statebridge and paid off outstanding property taxes.

Property (including any improvements):

Lot 13, Block 2, BUCHANAN SUBDIVISION, an Addition to the City of Keller, Tarrant County, Texas, according to the map and or plat thereof recorded in Volume 388-10, Page 14, Plat Records of Tarrant County, Texas.

Known locally as: 1005 Shady Lane North, Keller, Texas 76248

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the



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Fees: \$23.00

UST-23

DEED

SUBMITTER: ROUZ & ASSOCIATES PLLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


Kazem Daneshmandi


Principal of GRC Dallas Homes, LLC

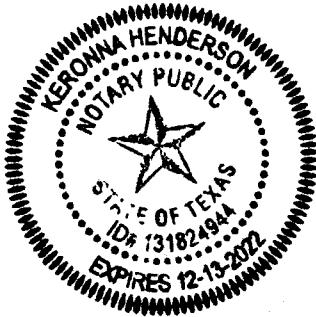
STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on April 5th, 2022, by

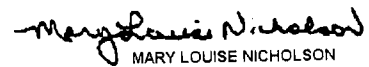
Kazem Daneshmandi
Keronna Henderson


Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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DEED
Pages: 2
Fees: \$23.00


MARY LOUISE NICHOLSON
COUNTY CLERK

FILED AS RECEIVED